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D.P.W. - Engineering
Town Engineer
Carl J. Balduf, P.E., P.L.S.

Town of Walpole
Commonwealth of Massachusetts

TO: John Lee, Chair
Board of Appeals

FROM: Carl J. Balduf,
Town Engineer

RE: Amended Comprehensive Permit Plans (5/02/2023) – 40B Subdivision
“The Residences At Burns Avenue”

DATE: May 5, 2023

This office has received the following;

- A sixteen sheet plan set titled “Amended Site Development Subdivision Plan A Comprehensive Permit M.G.L. c. 40B ‘The Residences At Burns Avenue’ Walpole, Massachusetts Date: April 21, 2020” Revised through May 2, 2023 Prepared By: GLM Engineering Consultants, Inc., Applicant: Wall Street Development Corp P.O. Box 272 Westwood, Massachusetts (received May 3, 2023).
- A six-page letter to the Walpole Zoning Board of Appeals from Robert S. Truax, P.E. of GLM Engineering Consultants, Inc. dated May 2, 2023 providing response to comments made by the Town Engineer and Tetra Tech (received May 3, 2023).
- A multi-page bound report titled “Stormwater Management Report Site Plan of Land ‘The Residence at Burns Avenue Walpole, Massachusetts’” dated February 7, 2019 and revised through May 2, 2023 prepared for Wall Street Development Corp. by GLM Engineering Consultants, Inc.

I have reviewed the revised plans and responses from Mr. Truax and provide the following comments. The numbering follows our April 5, 2023 review;

Tetra Tech Letter dated April 3, 2023

4. Agree with response. 2’ grass strip added.

General

5. The applicant has responded “No comment” This office continues to maintain any modifications to Brook Lane outside of the creation of an entrance to accommodate the proposed subdivision roadway shall be reviewed, approved and secured by the Select Board through the Town Administrator.
6. The applicant agreed not to waive Section III-8 and III-10-17 of the Subdivision Rules and Regulations. We continue to note that Section III-17 should be modified in that the developer shall provide light poles, base’s, & luminaires to specifications provided by Engineering Dept. Eversource no longer provides these in Walpole.
7. Applicant agreed to provide Homeowner’s Association as a condition of approval. We continue to maintain the Homeowner Association shall be reviewed prior to execution and recording.

Selected Sheets

7. The endorsement block should be moved to the lower right corner of sheets 1-2, 4-6, & 9.
10. Applicant has agreed to put waivers on a plan sheet once waivers are approved.

Sheet 2, Existing Conditions;

12. The applicant has responded “No further comment on this item” regarding our previous comment on identifying ownership and area of the three rectangular parcels opposite or near the end of Lot 136 (that appear to be the division of the end of the private portion of Burns Avenue). We continue to maintain this be addressed and find that it is not consistent with a prior recorded plan by the GLM in Norfolk County Registry in Plan Book 672, Plan 99.

Sheet 3, Lot Layout;

16. The Applicant has responded “No Comment” to reduced roadway radius waiver (150’ sideline curve radius required; 80’ provided). We continue to maintain that if this waiver is granted the speed should be posted at 15 mph.

Sheet 4, Layout;

18. The Applicant has responded “No Comment” to our comment recommending a note should be provided indicating “Any changes to Brook Lane must require additional plans submissions, approvals and security”. The note should be added. We continue to maintain that an alternative layout be provided showing the connection to Brook Lane without eliminating the pavement in the culdesac and extending the driveways to #6 & #8 Brook Lane.

Sheet 5, Grading Drainage & Utilities;

21. The Applicant has adjusted the wall location on Lot A so that it is not in the layout. An easement is still required and should be shown over Lot 7 for the benefit of the Homeowner’s Association.
24. On Brook Lane the following should occur;
 - c. Mr. Truax has responded “The applicant is not agreeable to provide”. We continue to recommend to replace existing 6” main in Brook Lane should be replaced with 8” c.l.d.i. water main to Union Street with triple valve assembly on Union Street.
 - d. Mr. Truax has responded “The applicant is not agreeable to provide”. We continue to recommend existing water services be replaced on Brook Lane along with main.
25. If Brook Lane is going to be modified;

- a. Mr. Truax provided a response indicating that additional engineering information would be provided if the layout is approved. This should include Providing grading for house #6 & #8 driveways.
- b. Mr. Truax provided a response that “Existing services to remain”, we continue to recommend providing underground electric to house #6 & #8.
- c. Mr. Truax provided a response that “Existing Pole to Remain”, we continue a recommendation to eliminate pole #253-3 & provide light pole near connection to new Brook Lane.
- d. Mr. Truax provided a response that “The applicant is not agreeable to this comment”, we continue to recommend full depth reconstruction of roadway in culdesac area.
- e. Mr. Truax provided a response that “The applicant is not agreeable to this comment” we continue to recommend a mill and overlay for remaining portion of Brook Lane.
- f. Mr. Truax provided a response that (to paraphrase) that the Town reconstruct the ramps at Brook Lane/Union Street.as part of the Mass Works Grant sidewalk project on Union Street. The scope of that project does not include these HP ramps. We continue to recommend reconstructing HP ramps to be compliant on Both sides of Brook Lane.

Sheet 7, Erosion Control;

- 28. Show a sign at the end of the proposed culdesac near where the water line will end noting “No Construction Access to Burns Ave.” or similar language. The same or similar sign should be placed at the entrance from Pleasant Street to Burns Ave.

Sheet 10, Details;

- 32. New; Typical Cross Section Detail; Revise pavement thickness on sidewalk from 2” to 3”.

Sheets 11, SUP A;

- 36. Revise per comment 12

SUP-B & C

- 39. Revise per comment 12

Stormwater Management Report

- 40. - 42. Items were addressed

Traffic Summary Review prepared by Kimley-Horn.

- 43. – 44. Stop sign, stop bar, and Not a Thru Way sign have been added to the plans.
- 45. There will be no raised crosswalk.
- 46. The applicant has responded “No Comment”. This office continues to recommend the Board gain input from the Fire Department for the the Auto Turn Fire Truck plans attached to the report.

Recommendations

- 47. Mr. Truax letter has noted “The applicant is not agreeable to this request”. We continue to recommend the sidewalk in Brook Lane should be replaced and the road should be milled and re-paved.

I remain available should yourself or the Board have any questions.

cc

Rick Mattson, Dpw Director
Scott Gustafson, Sewer & Water Superintendent
Paul Barry, Deputy Fire Chief
Landis Hershey, Conservation Agent
Robert Truax, P.E., GLM Engineering Consultants, Inc.
Louis Petrozzi, Wall Street Development Corp.
Sean Reardon, P.E., Vice President Tetra Tech
Files

H:/documents/zba/burnsave2023/burnsavesamend5_2_23.doc